

**F. Flood (See also Chapter 33, Flood Plain Overlay Zone FP-1)**

1. The flood plain standards are written to minimize the loss of life and property when floods do occur, not to ban development outright from the flood plain. The Federal Emergency Management Agency (FEMA) has produced official flood plain maps, depicting areas of potential stream flooding for major drainages in Weber County. FEMA recommends that no new development be permitted in the 100 year flood plain unless:
  - a. Detailed Engineering studies, prepared by a Utah-licensed engineer , show that the proposed development will not increase the flood hazard to other property in the area. Recommendations shall be made for flood proofing or other mitigation techniques for development within flood hazard areas. (Site investigations for proposed development in lake-flooding areas near Great Salt Lake need only indicate the site elevation. Development proposals in areas with elevations less than 4,218 feet will be reviewed with respect to lake-flooding potential and compatibility of proposed use)
  - b. The proposed development is elevated above the 100-year flood base elevation.
  - c. For federally-insured loans, flood insurance is purchased from a company participating with the Federal Insurance Administration or a like private carrier.
  - d. Upon approval of the County Engineer, the report shall be presented to the Planning Commission along with review comments for recommendation of approval by the County Commission.
2. Alluvial fan flooding, which is not mapped under the FEMA program, may be a hazard on all active alluvial fans designated on the debris flow hazard maps. The hazard from such flooding shall be addressed and appropriate hazard reduction measures taken.

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3. Sheet flow. Certain areas of the Ogden Valley have been identified and mapped as areas of sheet flow flooding. The hazard from such flooding shall be addressed and appropriate hazard reduction measures taken.

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